

MINUTES
MUNCIE COMMON COUNCIL
300 NORTH HIGH STREET
MUNCIE, INDIANA 47305



MONDAY, APRIL 4, 2022

REGULAR MEETING: 7:00 P.M., 1st Floor City Hall Auditorium.

PLEDGE OF ALLEGIANCE: Led by Carl Malone.

INVOCATION: Given by Councilman Jeff Green.

CITIZEN RECOGNITION: Councilman Garrett states this is the best part and is what likes the most. This is special to him because he grew up in Thomas Park Avondale, which is what he calls "Shedtown." He would go fishing at Buck Creek and swim at the stone quarry and every time he passed it, he had to go past Brooks Body Shop. They always had the nicest old classic cars out there. Every day in the summer when they would go fishing or swimming, they could see them gradually start the process from sanding it down to the bodywork to where it was finally complete. It was always a joy of his, as a kid, to go through there and see those cars brought back to life. Tonight, we recognize Bobby Parsons III for Citizen of the Month. Bobby Parsons III was born in 1982 and started doing bodywork at a young age. His father taught him and his brother just like his father had taught him before. By the age of thirteen (13), he could do almost any bodywork and painted his first car at fourteen (14). Shortly after high school, he headed south to Florida for what he thought would be a couple weeks. After getting there and finding so much opportunity, a couple weeks turned into several years. He gained a lot of experience while being there repairing, rebuilding and painting everything from racecars, motorcycles, boats, semi-tractors and trailers to carnival rides and antique cars. However, after several years of being away from home, he realized he wanted to come back and own his own shop. Shortly after he returned to Muncie around 2010, he was hired at Brooks Auto Body. After working at Brooks Auto Body for about five years, he and the former owner began conversation about him possibly taking over the business. It took a very short time for him to realize that this is what he wanted to do so sooner than later, within two years after their conversation, he bought Brooks Body Shop. Brooks Body Shop and Paint opened its doors in January of 1957. That is impressive. In addition, he continues to serve this community greatly and will be here for many, many more years. Garrett awards Bobby Parsons III for the April 2022 Citizen of the Month.

ROLL CALL:	PRESENT	ABSENT
Aaron Clark	X	
Ro Selvey	X	
Troy Ingram	X	
Jeff Green	X	
Jeff Robinson	X	
Brandon Garrett	X	
Brad Polk	X	
Jerry Dishman	X	
Roger Overbey	X	

APPROVAL OF THE MINUTES: A motion was made by Ingram and seconded by Polk to Approve the minutes from the March 7, 2022 regular meeting. A roll call vote showed 9 yeas and 0 nays. MINUTES APPROVED.

COMMITTEE REPORTS: Councilman Clark announces they will have a Tax Abatement Committee report on two resolutions as they come up on the agenda.

APPOINTMENTS TO BOARD AND COMMISSIONS: A motion was made by Robinson and seconded by Robinson to appoint SteVen Knipp for the Human Rights Commission. She believes all of them received his resume a while back and she would appreciate a consideration. No further nominations. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED. SteVen Knipp appointed to the Human Rights Commission.

A motion was made by Robinson and seconded by Selvey to appoint Lesia Meer for reappointment to the Beech Grove Cemetery Board. No further nominations. Robinson explains that she was planning to be here this evening but Mike Miller is here from Beech Grove if anyone has any questions now or after the meeting. Lesia has been a very active member of this Board so he believes she comes highly recommended by Mr. Miller as well as other Board members. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED. Lesia Meer reappointed to the Beech Grove Cemetery Board.

President Robinson advises he does not believe there is another appointment for them to make until June but as always, he will keep everyone updated the month prior if there are any Board appointments to be made.

ORDINANCES PREVIOUSLY INTRODUCED:

ORD. 9-22 AN ORDINANCE FOR ADDITIONAL APPROPRIATIONS (EDIT).

A motion was made by Polk and seconded by Green to Adopt. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

ORD. 10-22 AN ORDINANCE DECLARING A DEVELOPMENT TARGET AREA FOR MUNCIE CITY VIEW HOMES LLC.

A motion was made by Polk and seconded by Green to Adopt.

Dan Gibson, Council Attorney, has two proposed amendments to this ordinance. This is the economic development target area designation for the Muncie City View Homes tax abatement that is going to be up later on the agenda under resolutions. In Section 2 of this ordinance, it says the purpose of this particular ordinance is for a 3-year abatement which he recommends they modify to show ten (10) years because he believes that is the request made by City View Homes. Then, in Section 4, it says the designation will expire in five (5) years which he would modify to ten (10). He adds that he spoke with Bill Hughes (City Attorney) about this and he recommended these changes as well. A motion was made by Selvey and seconded by Ingram to Amend. A roll call vote showed 9 yeas and 0 nays. AMENDED. A motion was made by Polk and seconded by Garrett to Adopt as Amended. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED AS AMENDED.

NEW ORDINANCES:

ORD. 11-22 BEING AN ORDINANCE TO AMEND THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE FROM THE R-3 RESIDENCE ZONE TO THE BV VARIETY BUSINESS ZONE ON PREMISES LOCATED AT 3405 N. BELLAIRE AVE. MUNCIE, INDIANA.

A motion was made by Green and seconded by Ingram to Introduce.

Councilman Overbey reminds that being this is Reynolds Farm Equipment, they have had several discussions about it and it has been refiled by Councilman Dishman. As a private citizen, Overbey brought forth concerns from the neighbors in Morningside. In all fairness to the Manager, Mr. Black, the neighbors did not know the company had changed management and the managements they talked to was of the previous. There was not any conversations held for a while. Overbey has had many conversations with Mr. Black while out of town on vacation with the CEO (name inaudible) and they had some good conversations. They hit a lot of common ground and he has told Overbey that Mr. Black has put a lot of farm implements in the back lot where people could no longer take their combine equipment back by the fence and that has improved the noise quite a bit. They cleaned some of their vehicles in the bay back there, which has cut down a lot of noise. According to the CEO, believes that Mr. Black has educated the employees to try to be mindful of the neighbors there. Overbey has talked to the neighbors in the last couple of weeks and they seem to believe (like Overbey does) more respectable and quiet in the backlot which is appreciated. As a private citizen, he did not want to see it not get the rezoning, they just wanted to bring up the fact there were some issues there. He, for one, would like to see the rezoning go through, be taken care of and move along.

Tim Harris, President of the Morningside Neighborhood Association, states they are grateful for all the support they have had from Council and names Selvey, Clark, Dishman and Overbey in particular. The Association would like to be on record expressing that they stand with John Deere. They would love to see them expand and look forward to working with them in the future.

Overbey adds that in talking to the CEO of Reynolds, they are in agreement to put up a solid wooden fence behind their property and said it would benefit the neighbors and their business. It would also buffer some of the noise and help with the trash and things like that. A letter was sent that was forwarded to their Attorney for them to put up that fence. It would be a lot better than chain-link as far as noise and such and the neighbors appreciate that.

Councilwoman Selvey wishes to apologize to Reynolds as she thinks she was really harsh previously. She had a citizen come to her that has been involved with the Neighborhood Association meetings and she has heard a lot of negatives. In meeting with them, they verified everything that was said and how it showed different. It was a learning experience for Selvey and she will now verify before making a decision. She elaborates that she has learned from her mistake and appreciates the company giving her two hours of their time to run through everything. She thanks them for their business and for being here in Muncie.

Councilman Garrett thanks Reynolds and the Neighborhood Association. This is two groups coming together to compromise and this is why they have the meetings. In sending out letters and emails to the Council which they have received and have been very upfront to the Neighborhood Associations. He knows Selvey, Clark, Overbey and Dishman have all been to the meetings. They have all came together and to an agreement. They fully support the business and thank them for being here. Garrett thanks the Neighborhood Association for bringing it up and recalls they are up here to represent them, the businesses and our citizens. This is two common grounds coming together to make everybody happy so he wanted to commend both Reynolds and the Neighborhood Association. President Robinson makes the comment that being very well said and is the case (almost) always. Communication is key and they appreciate Reynolds as well as the Neighborhood Association for coming together and trying to find some common ground. He knows Overbey, Dishman, Clark and Selvey have all worked on this as well so he thanks them. It sounds like Morningside Neighborhood is happy. Overbey confirms. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 12-22 AN ORDINANCE OF THE CITY OF MUNCIE AMENDING AND UPDATING CHAPTER 32 (LEGISLATIVE) OF THE CITY OF MUNCIE CODE OF ORDINANCES.

A motion was made by Green and seconded by Polk to Introduce.

Dan Gibson, City Council Attorney, has comments that are to be applied to this ordinance as well as ord. 13-22, both before the Council for introduction this evening. As they can recall a few months ago, it was discussed and published in the newspaper that City Clerk Belinda Munson contracted with Municode, who handles all of the online ordinances sometime last year. They put together a rather lengthy memo outlining all the areas where our ordinances were outdated. Most of these changes were the recommendations that came from this memo were simply that our ordinances had not been updated to become consistent changes to state law. So, our state law references are outdated or there's been slight language changes in the state code that haven't been reflected in our ordinance. This ordinance specifically relates to the legislative branch, which is this Council, that sets forth their powers and how they conduct their meetings and that type of thing and there is no substantive change at all, really, although, there is a little bit of a removal of powers with respect to their ability to investigate. Again, that is just due to a change in state law so this is really just updating language and updating state law all references without much of a change substantively. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 13-22 AN ORDINANCE OF THE CITY OF MUNCIE AMENDING AND UPDATING CHAPTER 33 (JUDICIAL) OF THE CITY OF MUNCIE CODE OF ORDINANCES.

A motion was made by Ingram and seconded by Polk to Introduce.

Dan Gibson, City Council Attorney, explains this is the same thing he previously discussed except it relates to Chapter 33 which is the judicial branch and adds that Judge Dunnuck has reviewed these changes and it is consistent with her current practice and how things are handled or mandated at the state-level. In addition to both the prior ordinance and this ordinance, the City Attorneys have reviewed and have no questions or comments and believes they are all ready to move forward.

President Robinson takes the opportunity to commend the City Clerk, Belinda Munson, for taking this on. He knows our code is incredibly outdated and as you look at those, it is a tall task at chipping away at it like this. He thinks is really going to be a great thing long-term so thanks her for the work she is doing. Clerk Munson informs she just signed the contract but the Council and City Attorneys are doing more of the work. Robinson states he was just about to thank them as well. Munson mentions everything has been uploaded online so it should be a lot easier for anyone to research without having to come up to the office. Robinson then thanks Dan Gibson and the City Attorneys from Beasley & Gilkison for their work on this as well. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 14-22 REAFFIRMING BUILD – OPERATE – TRANSFER AGREEMENT, PLEDGING A SOURCE FOR AMOUNTS PAYABLE THEREUNDER, AND TAKING CERTAIN OTHER RELATED ACTIONS.

Councilman Polk moves to Withdraw, being the sponsoring councilmember. WITHDRAWN.

RESOLUTIONS:

RES. 7-22 A RESOLUTION ACCEPTING A COMMITMENT FROM THE PROPERTY OWNER IN RELATION TO APPLICATION FOR REZONING.

A motion was made by Green and seconded by Ingram to Adopt.

Dan Gibson, Council Attorney, mentions that Councilman Overbey eluded to this with respect to ord. 11-22. This is a commitment from Reynolds Farm Equipment to build a fence behind that property

as part of the rezoning. He has worked with Marty Moody on this and in order for it to become enforceable, the Council needs to accept it as a binding and enforceable commitment, which is the resolution before them. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

RES. 8-22 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION REAL ESTATE TAX ABATEMENT (Top Star Realty Group, LLC).

A motion was made by Selvey and seconded by Polk to Adopt.

Councilman Clark, Chairman of the Tax Abatement Committee, explains that this is a tax abatement for real property for Top Star Realty Group. During their Tax Abatement Committee hearing, they asked a few questions mainly being involved with what the entity is itself, Top Star Realty. It is a holding company, which is done a lot of times with commercial applications where a holding company will actually hold the real estate and lease it back to the entity itself. Those are obviously (probably) for some tax concerns. Some questions that came along from members of the committee consist of local use of construction firms and use of local supply houses. The duration this application is being asked of is six (6) years sun-setting starting at 100% working its way down to 83%, 67%, 50%, 33% and 17% in year #6. The overall spend on the project is around \$5 million and going to be phased in a few different phases. The Committee received a list of tenants so there has already been a couple of new tenants that are joining the group. Also, a part of it was Brickred Systems that is the technology company out of Washington that's going to be involved in the second phase of the move bringing in additional tech related jobs. The last thing and one point that Clark did make was it looks like there's going to be a lot of exterior and parking lot renovations such as green space and things to tidy up what is considered an eyesore there now. That is going to be one of the beginning phases of this project. Some things to note, there has already been work done to the facility. There were some large rooftop HVAC issues that have been addressed to allow some of these new tenants to move in. Based on what they heard from Mr. Derek Wilson who was here representing Top Star Realty Group, a favorable recommendation on the full 6-year abatement as applied for is considered. President Robinson confirms that was a unanimous recommendation which Clark assures yes.

Mayor Dan Ridenour mentions there is not much more left to say after Councilman Clark gave his overview but he just wants to go back and reference the 50 jobs. Muncie, Indiana and the Midwest really have some advantages. No, we don't have mountains and no we don't have oceans but we have very, very favorable pricing and we have good honest solid workforce. That is what Brickred Systems is looking for. They were able to put this together to where they will do a real estate investment plus bring in 50 jobs to start. In looking at those 50 jobs, which will generate about a \$2.5 million dollar payroll and quite a bit of money in income taxes that the general fund will see back as well. It is actually more than the abatement. It's good all-around and what it does for the south side is important so they are really thrilled to be able to put this together. He adds that now some of the tenants are on the map, the City primarily through the EDIT funds and the City Engineer, will be putting together the design and getting that at rolling for the parking lot. That will be toward the beginning because they want to make it look nice so it draws in other people. He then refers any questions on the shopping center and other pieces of the property to Mr. Wilson.

Derek Wilson, Middletown Property Group, is willing to answer any questions. Councilman Green asks of the projected start date. Wilson answers they have already started. Green asks what they have started on. Wilson states the roof work, electric on HVAC and also temporary patched the parking lot but a lot of it will later be coming out.

Councilman Polk has a question for their Attorney. He refers to #14 at the very end where it says it's a 5-year schedule and asks if that should be amended to read 6 years. Dan Gibson, City Council

Attorney, answers yes. A motion was made by Polk and seconded by Selvey to amend to change #14 the 5-year schedule be changed to 6. A roll call vote showed 9 yeas and 0 nays. AMENDED.

Councilman Dishman points out that on the actual application on page 8, number 15 states number for the project it states unknown and doesn't have 50 for the number of jobs. Councilman Clark believes there is a difference between retained what is there now and additional jobs or what will be coming. Mayor Ridneour thanks Dishman for pointing that out and explains that is actually construction jobs and is unknown because they don't know how many construction jobs will be needed. However, on the Statement of Benefits page, which should be the next page, is where it actually says the 50 jobs and is what Brickred Systems is bringing in. Overbey clarifies if it is under 'employees.'

Derek Wilson adds that it is more than 50 jobs and is for Brickred Systems itself. As the other tenants come in, there will be dozens and dozens of jobs. Ingram states that is amazing.

Mary Stilts, south side of Muncie, is so excited to hear that this is going forward. She really asks all of the council members to work abasement because the south side deserves it and that Plaza is a good, strong, selling point for the south side of Muncie to be a good entryway instead of everything coming in from the north or the west. Let's get the south side back on the map. Questions called. A motion was made by Polk and seconded by Ingram to Adopt as Amended. A roll call vote showed 9 yeas and 0 nays. ADOPTED AS AMENDED.

RES. 9-22 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION REAL ESTATE TAX ABATEMENT (Muncie City View Homes II, LLC).

A motion was made by Polk and seconded by Garrett to Adopt.

Pete Schwiegeraht, Senior Vice President of Development with MVAH Partners thanks them for their time tonight. He explains that City View Homes II is the second phase of scattered-site single family and town homes in the south end of town. Phase I focused on South Central and Industry while Phase II is going to focus on some of the more southwestern neighborhoods. All together, they are bringing over 40 new homes to the south side that will be affordable in nature, accessible and green in design and offered at an affordable below market-rate rent to residents along with a lease-purchase option built into them too. Funding was received though the Indiana Housing Community Development Authority to bring an approximate \$13 – \$14 million investment to town. They are excited about serving families in the south side with high quality housing. This tax abatement is a crucial matching fund for those state funds they are able to receive and they greatly appreciate the consideration of the Council tonight. He is happy to answer any questions.

Councilman Clark, Chairman of the Tax Abatement Committee, explains the Committee heard from them earlier. City View Homes II is obviously a continuation consisting of 37 parcels in addition to City View I. It has not started yet but recalls it was around six or eight months or so ago and the Council saw a similar recommendation for the tax abatement. City View is asking for a 10-year tax abatement at 75% of the assessed values. Right now, these are empty lots and have no value because they're owned by the City at this time so there is no tax base involved. This will be on new assessed value, year to year, so they submitted the Statement of Benefits and that's what the Committee went over. They were just weighing out, essentially, what the redevelopment is and its benefits or deductions it would have to the neighborhood or the housing stock that is here now. There were a few questions amongst the Committee. There was discussion of the tenants and what type of tenant they are looking for and informs it is going to be income-based. It's an 80% AMI and under, so, that would be around a \$65,000 total income. When you think about the total investment, City View II is on average to \$300,000 to \$315,000 per home so if you're taking market rate where somebody above that would rent that that could be possibly in that \$2,000 + rent. These will be rated per the income of the tenants. Clark mentions that Councilwoman Selvey asked about education when it comes to the financing and there is a firm that is going to be joining City

View to help educate on financing. There was also talk about the contractors and the supply houses that will be part of this project. Obviously, when you're looking at well over 70 homes being built in a condensed amount of time, there is going to be a lot of boots on the ground. City View is working with the City and they are working to make sure it is a local bid process and there is a certain amount of minority-owned, women-owned and veteran-owned businesses that they are required to have participation through the bidding process and giving bids to those selected entities. Again, 10 years, 75%. During their deliberation, there were some concerns from Committee Members Overbey and Selvey about the percent and the total duration. They were up against the clock coming into the 7:00 hour so gave a unanimous favorable decision and would like to the Council to deliberate amongst themselves under the duration of the tax abatement. Robinson clarifies that they are to assume that since Phase I has not begun that Phase I and II will be projects that are happening simultaneously. Clark answers yes, they are under the impression that it will be a simultaneous build and the plan is to get Phase II caught up with where they are with the construction process with Phase I.

President Robinson questions what the concerns were on the schedule. Clark explains he believes it was on the length of time and will let Councilwoman Selvey and Councilman Overbey share their thoughts. Personally, he thinks when you look across the state, there is some different sets and 3 – 7 years is normally what you see for a real estate investment. But, given (he believes) the amount of investment that they're making in such a short amount of time that he doesn't think (if he is giving his personal opinion) that it's too much to ask. However, he obviously thinks it is something that they should be considering even if it was a 7-year at 75% to get closer to that duration. Also, that is something that the Mayor or City View may want to speak to if it is going to alter the schedule of the project or the financing. This something that has been in plans for well over a year with federal funds, state funds and many entities that are involved in overseeing this from start to finish. Robinson confirms these are former blighted properties that the MRC contained along with the Muncie Land Bank and the vacant structures were removed. Selvey comments yes, empty land.

Councilwoman Selvey thinks that Councilman Clark shared all her concerns. She expressed she would like to see it more at like a 10-year abatement at 75% because she feels like 15 years is a long time. The rest of the Council inform her it is, in fact, 10 years for 75%. She apologizes and reiterates that she would like that percentage to be changed. She doesn't mind the 10% but would like to see a gradual decrease but that is just her opinion.

Mayor Ridenour explains they just about lost City View I because of construction costs. So, the way this was structured to put it back together with not only the City's help but also the state participating and the company, Miller-Valentine and the only way this could work and not have zero new houses on the south side was to continue with the 10-year abatement. He strongly urges the Council to consider the long-term benefit of this and knows there are some other cities that will not go 10-years on real estate but refers to how we almost lost the first one. They then had to combine these two in order to make it financially work because of the increased construction costs across the board (that we are all aware of). He hopes that they will give that consideration and think long-term, think of the south side and think of new homes, which we desperately need in our community. We have an extremely old housing stock and he hopes they will vote favorable on this.

Pete Schwiegeraht, MVAH Partners, reiterates they applied for those funds from the state and it is an upwards of \$10 million per phase that these state tax credits are going to generate to help build this. Additionalll, they do have to show them certain matching and local commitments. When they talk about reducing the tax abatement, there are other pots that are being used such as HOME funds or some other EDIT funds and so forth. They try to work on a balanced approach that would utilize the right amount and still create new increment which is why they stopped at 75%. That way, there is still new income generation but if they don't go 10 years and 75% then if they use these other resources are they depleting them and potentially impacting other community projects in the process. So, they did try to structure this

in a balanced way. Clark asks if there is an assessed value in mind that on average they think the houses would bring in year one. Schwiegeraht is guessing that because of the income approach that is the calculation that is used by the assessor for a tax credit development as they are assessed a little differently. He would guess they are going to probably assess somewhere around market in the neighborhood, which he might remember earlier it was indication in the 1970's. Generally, this is just a roll of thumb around \$900 to \$1000 a unit in tax generation, per unit.

Councilman Green refers to how it was mentioned earlier that after the time period that someone would rent and had \$1000 a month that went into a down payment and they would be able to purchase the home at an affordable price. He asks if he would care to define affordable. Schwiegeraht explains with these developments because they are charging such a low rent to meet their affordability requirements, there is also very little or smaller debt than you would typically anticipate. They go out and can leverage a conventional home and you might be in a 70%, 80% mortgage or even more in some cases. In this case, because the rents are so low it is the opposite where it is about 20% to 30% mortgage. So, in year 15, the debt on these homes is very, very small (talking somewhere between \$20,000 or \$30,000 a unit or maybe even in the higher side at \$40,000 unit) so they are able to build about a \$15,000 improvement because in year 15, they want to sell a house that has everything that has happened in there. So, you're building that into the debt and then there is a \$1,000 year Sweat Equity so you're generally buying it for about \$5,000 to \$10,000 under the market value. If the neighborhood was saying this is an \$80,000 house and you're able to buy it for maybe \$60,000 to \$70,000 but then you also have this opportunity for the Sweat Equity for the amount of time you're in. You are generally able to buy the home for somewhere between \$15,000 and \$25,000 below market depending on how long you have been in there. The goal is that you could underwrite that 15-year mortgage in year 15 and technically own the home in the same amount of time because you have been renting for 15 years. Green questions if the individual renting that home is in year 5 or 7 and decides that their income is stable enough that they would like to go ahead and purchase the home, would that be allowed. Schwiegeraht explains there is a 15-year rental affordability compliance period that comes with it so they cannot sell them until year 15. Green states they are locked in to that 15 years. They will continue to rent until year 15 and purchase then or certainly if they are able to go out and purchase a home conventionally then they are able to do so at any point they desire. Green refers to the mentioning at the previous meeting that rent would run close to \$1,800 a month. Schwiegeraht states no, they were saying that market rent, if they were to build a home at that cost, might be \$1,800 to \$2,000. They have three unit sizes, a 2-bed, 3-bed and a 4-bed. Again, it is income-based so depending on what your incomes are, you might get a slightly different rate but a 2-bedroom, on the high side, is probably around \$750 to \$800. A 3-bed is probably somewhere between \$950 and \$1,000 and a 4-bed is probably around \$1,050. Again, these are on the higher side so someone with a lower AMI might get a little better rent than that.

Clark makes a quick note and explains in doing some research he saw that they have to file a change in assessment form and believes the deadline is May 10th. In that case, if it rolls over that the actual abatement would become an 11-year and not a 10-year and asks if that has any impact at all. He believes it is based on (what he is reading) the Economic Revitalization Area Form 322. Council Attorney, Dan Gibson, answers yes, once that is filed, once the improvements are done and once the assessment kicks in. So, depending on when the improvements are done and where it is in the year, there may be an additional year where that additional tax (or additional assessment) isn't there from the improvement. Therefore, the 10-year period will start the time that form is filed which is done once the assessment has increased due to the improvements. Clark thanks him for clarifying that. Gibson adds that in the meantime, even though the Redevelopment Commission owns those vacant properties right now and doesn't pay taxes, there is an assessed value on those properties and once that changes hands to a private owner they will be responsible for that original assessed value. It is only the improved assessed value that they are offering the abatement on.

Seth Rawlings explains how we need new real housing in Muncie, especially the south side because we have very old (and the Mayor even said it) housing stock in this area. It makes sense to put some here. It is not really their (the Council) decision. The 15 years is a long time and he doesn't know what would happen if somebody moves after year 7 and a new tenant comes in, would the 15-year clock restart? One of the draws of coming to Muncie is how this is really a city of homeownership and it is really low-priced. You come, you buy and that is how you make money and build your wealth over generations. He has concerns with 15 years of renting. If we are really trying to build wealth in these areas, it is more of a payment than something that you're really investing into your future. So, those are just some concerns he has and doesn't necessarily disagree with the project. He just wanted to bring those concerns forward so they could be addressed. Robinson indicates that is a very good point and questions if Mr. Schwiegeraht could address that concern, if a resident lives in the home for 7 years and then moves out if that then begins the 15 years over again. Schwiegeraht answers no, the 15 years starts from occupancy of day 1. In theory, the new renter moving in would be in year 7 and could collect 7 years of sweat equity and one in year 15. So if you came in at year 14, you're only 1 year away from that lease-purchase option. Ingram adds but you also only get 1 year of sweat equity. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

TABLED ORDINANCES:

ORD. 57-21 AN ORDINANCE AMENDING THE TRAFFIC CODE.
(*INTRODUCED & TABLED: 12/6/2021, EXPIRES: 6/6/2022*)

ORD. 3-22 AN ORDINANCE OF THE CITY OF MUNCIE AMENDING THE TRAFFIC SCHEDULES SET FORTH IN CHAPTER 80 OF THE CITY OF MUNCIE CODE OF ORDINANCES.
(*INTRODUCED: 1/10/2022, TABLED: 2/7/2022, EXPIRES: 8/7/2022*)

A motion was made by Polk and seconded by Robinson to bring ord. 3-22 from the Table for adoption. An all-in-favor vote showed 9 yeas and 0 nays. MOTION CARRIED. Ord. 3-22 brought off the Table.

President Robinson believes Council Attorney Dan Gibson sent a revised copy of ord. 3-22 with amendments along with Robinson's beautiful color-coded document that shows the changes made to the ordinance. A motion was made by Robinson and seconded by Polk to Amend ord. 3-22 to reflect the changes that have been provided to the Council from himself and Dan Gibson. An all-in-favor vote showed 9 yeas and 0 nays. AMENDED.

A motion was made by Polk and seconded by Ingram to Adopt as Amended. President Robinson explains this has been somewhat of a lengthy process and that Polk, Green and himself have had a number of meetings with the City Engineer, Adam Leach. They also had a meeting with the neighborhood leaders of the neighborhoods where the changes have been suggested. He notes that not all of the changes will be being made. They certainly want to respect the judgment of Muncie's new City Engineer, as he is the professional engineer and the expert in this field so they certainly do not want to second-guess him. Adam Leach approves all of the changes that have been made to this ordinance. That would include the addition of stop signs at Oakwood and Purdue, Purdue and Tillotson and Halteman Village taking it from a one-way intersection to a three-way intersection. They will also be reducing the speed limit throughout Halteman Village to 25 mph and establishing a school zone in front of the Mitchell Early Childhood Education Center to 20 mph on W. Purdue Avenue from Tillotson to N. Redding. In the Southside Neighborhood, this will extend school zones for Southside Middle School from one block to three blocks on 26th Street east to Brotherton, west to Ebright and on 29th Street east to S. Dayton and west to Ebright. Robinson also wants to indicate that the City Engineer has also said that there will be some digital speed

limit signs being installed in the area also help with speed control around Southside Middle School. In the East Central Neighborhood, addition of a stop sign at Gilbert and Pershing will take that from a two-way to a four-way. He believe this covers all of the changes to be done now and notes there were other changes that were suggested that were not recommended pending a traffic study by the City Engineer so stay tuned on those as those are still included in ord. 57-21 which is the overall traffic ordinance for the entire City. Those are not off the table yet and are included in that overall traffic ordinance.

Mark Kinman, Southside Neighborhood Association, clarifies that on the south side, one block is going to be extended to three blocks. Robinson confirms, a school zone. Kinman continues and verifies the three-way stop sign they requested at Hackley and 26th Street is negative now and a no go. Robinson states that is correct. Kinman questions if that is because of the City Engineer decided that is not going to be a feasible thing to do. Robinson states yes, that is correct, without a traffic study. Kinman asks if there is feasibility of a traffic study ever coming up for that. Robinson believes there is and indicates the City Engineer indicated there is some additional funds in the Street Department budget this year and he is open to doing some traffic studies in designated areas located throughout the City. Kinman goes on to mention the flashing light that the public asked for there and if that is still off the table. Robinson explains that is something that is outside of their purview but is something he could certainly take up with the City Engineer. He had also discussed in that area the possibility of a raised crosswalk but additionally, there is some things in that area that is going to need to be looked at with no doubt about it. Kinman comments driving through there, he knows there is a flashing light on Macedonia going south towards Grissom and there is a flashing yellow light coming off 29th going toward the Middle School and Grissom. So, the only one that they were looking at trying to get and would still like to get was the one on 26th Street.

Kinman refers Councilman Clark mentioning something about Ball State and wonders what information he received. Clark states he needs to send the information to Mr. Kinman and explains the University had purchased... so he got in contact with the distributor (believing they are out of Kentucky) and will send out the contact information (an may send it to all of the Neighborhood Associations). Kinman states that the Southside Neighborhood Association is going to be applying for \$109,000 out of the ARP funds, which they are entitled to apply for. If they need to buy this to put this up themselves to figure out how to do this because this is something that their Neighborhood Association has been talking about. Even if they have to buy the yellow one and figure out what the City does not have and figure out how to get it themselves. They are ready to invest the money down there on 29th Street to get this done. Clark confirms these are the solar-powered speed radars. Kinman answers yes and that Ball State has them. Robinson encourages him if he decides to do that to please coordinate with the Street Department and the City Engineer. Those digital speed limit signs, he has come to learn, a lot of them collect data and he guesses that data to be very valuable when it comes time to do a traffic study to be able to take that data and see what the average speeds are and things like that. We all know those signs slow us down. Robinson adds he lives on the west side and drives through campus and it could be a ghost town but he is slamming on his brakes because he is doing 28 mph in a 20 mph zone. Kinman explains he works out at Ball State and travels out there quite a bit and it doesn't matter whether the kids are in college or not, if you are blowing through there speeding, they are going to nail you. He has seen so many people go through there thinking that since the kids are out of school they can drive however fast they want to drive but that is not the case out in the university area. Robinson thinks all those are viable options and is something that he and Council Attorney Dan Gibson has looked at with the Muncie Action Plan on allowable uses for the ARP funds and thinks the things Mr. Kinman has mentioned would fall under allowable uses. Kinman replies yes, they have already had conversations with (inaudible) who has

checked into it for them so they can invest some money to where they need to get it invested. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED AS AMENDED.

OTHER BUSINESS:

Jeanetta Pressley, along with her service dog Bernard, is here tonight because as everybody sees, she has a service animal that is a medical service dog. She has had a lot of problems in the community with him. She ran into some issues with the bus system and the taxi cab system here. She recalls having had some real big issues, even, with a restaurant that put them out. She currently has a new degree and has applied for jobs but is having issues being hired because she has him. This is here in Muncie. There needs to be some kind of education. People with their kids come running and screaming up to him when you're not allowed to touch or pet him. You need to keep your kids back. This school system needs to teach these kids about these animals. She has had many problems going on here within the last few months with having her service animal. Robinson questions Selvey if that is something that the Human Rights Commission could handle. Selvey states yes and mentions she took some notes and invites Pressley to come over on April 18th at 4:30 here in the auditorium as they would appreciate to hear from her. She explains their nine Commissioners are very, very active and take this kind of information very personal and try their best to do the right thing. Pressley adds she is the type of person that will just get up and leave. She recalls going swimming last year at Prairie Creek and they asked her to leave the beach with him. He is allowed to go anywhere, as he is a medical service dog. He is state-licensed and can go anywhere that Pressley goes. Selvey thinks that everyone on the Council believes that and appreciates Bernard for all he does for her. However, if it is happening to her, it is happening to others so they would appreciate her coming to that meeting and will make sure this doesn't happen to her and other people, anymore. Robinson requests that Pressley leaves her contact information with Selvey (and Yvonne Thompson, Human Rights Director) just in case she can't attend that meeting on April 18th.

Akilah Shukura Nosakhare, Muncie Public Library Director, is here to thank them and the Mayor for the proclamation that they received last month. April 3rd through the 9th is National Library Week. It is a time for them to see the essential role that library plays in our lives. Librarians and library workers work to transform our community and our community responds with love. The Librarians and library workers like that. One goal of the Muncie Public Library is to expand literacy and lifelong learning among our children and adults. They are so fortunate to have Community Partners including the Mayor and his Administration to join them in the promotion of literacy and lifelong learning. Mayor Ridenour welcomed a group of young learners last summer on the steps of City Hall for the Summer Reading Program. The plan is to do that again this year and they will ask for the Council's help with that. As it is known, our children suffered these last couple of years doing the eLearning and not being able to read and all that but with all of us are working together, our children will recover. The theme of the National Library week for 2022 is 'Connect with Your Library.' She has the shirt on and spins so everyone can see it. You can also win a shirt by the end of the week. In addition to book, classes, ideas, media eBooks, books on tape, all of that can be found in the library. You don't have to come there but they can come to you. She asks how many people have library cards. Even if you are not from Muncie, you can still get a library card from the library and it is less than \$50 now that can be used for a year. She would also like to thank Councilman Clark for the wonderful gift. She is a "museum-nerd" so she will be using that membership to the museum in Indianapolis. Clark adds it was on behalf of the entire Council. She thanks them all for what they do for the Muncie Public Library and claims this is our week. Tomorrow, Thrive

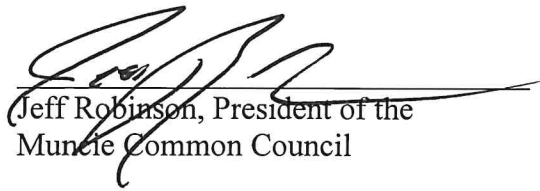
Credit Union is bringing pizza so she jokingly wonders (by the end of the week) what Council will drop off. Robinson jokingly asks what time the pizza is showing up. She answers 11:30 and closes by wishing them well.

Seth Rawlings has a simple message. Registration to vote in the primary election ends tonight. Even if you know you are registered, check your registration at indianavoters.in.gov. If you are a Democrat, the Precinct Committee races are going on this year along with a democratic Congress race. For Republicans, any County position is up so if you are interested in any of that just make sure you register to vote. The dirty secret about politics is that the primary is where most of the stuff really happens and less and less people are voting in these primaries. Your vote really matters so please show up and vote in your primaries. If you do not think you are a particular party, pick a party that has more important elections. Like, whichever one you want, you can do whatever but please register to vote with the indianavoters.in.gov. Early voting starts tomorrow.

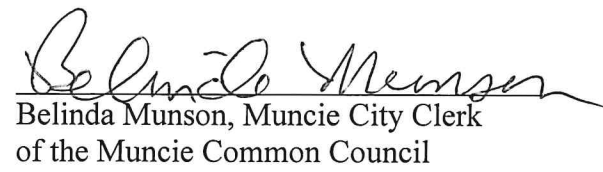
Charmayne Duerson-Shoemaker is not originally from Muncie but her family and her husband's family is. She is Dave Duerson's niece and recently moved here around 2 years ago. In addition, for the past few years she has been planning what she was sent here for. She has her Bachelor's in Neuro Science and her Masters in Rehabilitation and Mental Health Counseling. She is a licensed Mental Health Counselor, a Certified Rehabilitation Counselor and a Certified Professional and Accessibilities Core Competencies. She has been working in the disability sector for about 10 years and has a lot of experience in vocational rehabilitation as well as working with people with psychiatric, developmental and intellectual disabilities. She has started two businesses as of February 2020. Her private practice is called Brainwork Services LLC, here in Muncie, where she does disability advocacy, disability services, counseling and consulting. She also has founded a nonprofit called Heal Muncie Now, Inc. and is working for it to be a community rehabilitation provider and their mission is to promote the healing and revitalization of the Muncie Community through economic empowerment, workforce development, education and research and community enrichment. She has identified it as a vocational rehabilitation center and eventually will want to provide job training and more specifically IT and information technology since that is where more industries are geared. They are also working to empower youth and young adults between the ages of 16 and 35 that are disadvantaged (such as black, indigenous, people of color, LGBTQ, people with disabilities) in providing them resources so that they can become entrepreneurs or start their own businesses. For her private practice, she has gone through the state certification so she is minority and women certified and her applications for HUBZone and (inaudible) are all processing. For Heal Muncie Now, they submitted their 501C3 just yesterday. You can visit HealMuncieNow.org and sign up for their newsletter to stay ahead of upcoming events. Her private practices is BainworkServices.com. Robinson welcomes her back to Muncie and confirms that Dave Duerson was with the Chicago Bears.

ADJOURNED:

A motion was made by Polk and seconded by Ingram to Adjourn. A vote by acclamation showed 8 yeas and 1 nay (Robinson). ADJOURNED.



Jeff Robinson, President of the
Muncie Common Council



Belinda Munson, Muncie City Clerk
of the Muncie Common Council

